

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential Use Zone to Commercial (Category-C) Use Zone in Pr.Nos. 7-2-1735 and 7-2-1813/5/A in Sy.No. 60/9 of Fathenagar (V), Balanagar (M), Ranga Reddy District to an extent of 4281.94 Sq.Mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT
G.O.Ms.No. 451

Dated:04.12.2012.
Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.14094/PD1/Plg/HMDA/2008, dated:18.04.2009.
2. Govt. Memo No. 8798/I1/2009-1, Municipal Administration & Urban Development Department, dated: 25.06.2010.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.14094/PD1/Plg/HMDA/2008, dated:27.12.2010.
4. Govt. Memo No. 8798/I1/2009-2, Municipal Administration & Urban Development Department, dated: 1.3.2011.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.14094/PD1/Plg/HMDA/2011,Dated: 13.04.2012.
6. Govt. Memo No. 8798/I1/2009-3, Municipal Administration & Urban Development Department, dated: 30.4.2012.
7. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/1228/CCP/C-10/TPS/HO/GHMC/2012/3802, dated 12.11.2012.

ORDER:

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal area, issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 311, Part-I, dated: 01.07.2010. No objections or suggestions have been received from the public within the stipulated period. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has reported that the applicant has paid an amount of Rs.8,56,388/- (Rupees Eight lakhs Fifty Six thousands Three hundred and Eighty Eight only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:06.12.2012.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy district, Hyderabad.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 311, Part-I, dated: 01.07.2010 as required by sub-section (3) of the said section.

VARIATION

The site in Pr.Nos.7-2-1735 and 7-2-1813/5/A in Sy.No.60/9 of Fathenagar (V), Balanagar (M), Ranga Reddy district to an extent of 4281.94 Sq.Mtrs, which is presently earmarked for Residential Use Zone in the notified Zonal Development plan for Zone No.IV Municipal Area is now designed as Commercial (Category-C) Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 to GHMC at the time of obtaining building permission.
14. the activities indicated under category – C in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed.
15. Building / Development permission shall be issued by Commissioner, Greater Hyderabad Municipal Corporation only after shifting of existing Fire Station by the Fire Service Department from the site under reference.

SCHEDULE OF BOUNDARIES

NORTH: Existing 58'-0" wide B.T. road (proposed 100'-0" wide ZDP road)

SOUTH: Existing 41'-0" to 46'-0" wide road (proposed 50'-0" wide ZDP road)

EAST : Existing Function Hall

WEST : Residential Apartments under construction

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